

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 FANTAIL COURT CARRUM DOWNS VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,500

Property type

House

Suburb

Carrum Downs

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|--|-----------|-----------|
| 68 SANDFIELD DRIVE CARRUM DOWNS VIC 3201 | \$890,000 | 23-Oct-25 |
| 8 MAPLEWOOD COURT CARRUM DOWNS VIC 3201 | \$920,000 | 29-Nov-25 |
| 10 MAPLEWOOD COURT CARRUM DOWNS VIC 3201 | \$920,000 | 26-Oct-25 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 February 2026


**68 SANDFIELD DRIVE CARRUM
DOWNS VIC 3201**
 4  2  2

Sold Price

\$890,000

Sold Date

23-Oct-25

Distance

1.68km

**8 MAPLEWOOD COURT CARRUM
DOWNS VIC 3201**
 4  2  1

Sold Price

^{RS} **\$920,000**

Sold Date

29-Nov-25

Distance

1.69km

**10 MAPLEWOOD COURT CARRUM
DOWNS VIC 3201**
 4  2  2

Sold Price

\$920,000

Sold Date

26-Oct-25

Distance

1.7km
RS = Recent sale

UN = Undisclosed Sale

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